

(4)

Dear RDCC Commission Members,

As a neighbor to Eric and Kristi Wilkerson, I/we support the RDCC modification to add 9% to the total floor area at 2318 West 8th street. The modification will allow the existing 480 square foot detached garage apartment to remain where it is currently located and protect the root zone of a significant live oak tree.

Very Respectfully,

Thomas H. Caskey



Address:

2390 W. 8th,
78703

FAX

TO: JOHN H.

THANKS!

472-4991

DICK CLARK
ARCHITECTURE
207 WEST 4TH STREET
AUSTIN, TEXAS 78701
TEL 512.472.4980
FAX 512.472.4991

Dear RDCC Commission Members,

(5)

As a neighbor to Eric and Kristi Wilkerson, I/we support the RDCC modification to add 9% to the total floor area at 2318 West 8th street. The modification will allow the existing 480 square foot detached garage apartment to remain where it is currently located and protect the root zone of a significant live oak tree.

Very Respectfully,

Richard Paddock



Address:

2403 W. 8th St

D C C L A R K
ARCHITECTURE
207 WEST 4TH STREET
AUSTIN, TEXAS 78701
TEL 512.472.4980
FAX 512.472.4991

6

Dear RDC Commission Members,

As a neighbor to Eric and Kristi Wilkerson, I we support the RDC modification to add 9% to the total floor area at 2318 West 8th Street. The modification will allow the existing 480 square foot detached garage apartment to remain where it is currently located and protect the root zone of a significant live oak tree.

Very Respectfully,

Handwritten signature

Handwritten address

Address

Handwritten address

Handwritten address

Handwritten signature




ARCHITECTURE
1000 WEST 10TH STREET
SUITE 1000
DENVER, CO 80202
TEL: 303.733.1111

Dear RDCC Commission Members,

(12)

As a neighbor to Eric and Kristi Wilkerson, I/we support the RDCC modification to add 9% to the total floor area at 2318 West 8th street. The modification will allow the existing 480 square foot detached garage apartment to remain where it is currently located and protect the root zone of a significant live oak tree.

Very Respectfully,


DEAN KAKKRIDAS



Address:

2321 W 9TH ST. (NEXT DOOR NEIGHBOR)

DICK CLARK
ARCHITECTURE
207 WEST 4TH STREET
AUSTIN, TEXAS 78701
TEL 512.472.4980
FAX 512.472.4991

2318 West 8th Street # B-AKA-803 Possum Trot RDCC Application

Case Number: 2010-055014 PR

Supporting Documentation:

Neighborhood Plan Recommendations:

West Austin Neighborhood Group

Preserving and Protecting West Austin



Home Contact Neighborhood Plan Recommendations Parks Sponsors/Supporters

Support Local Businesses The Brackenridge Tract About Join WANG Green Building

Topics Links **Neighborhood Plan Recommendations**

The Central West Austin Combined Neighborhood Plan and related rezoning requests will be considered by the Planning Commission on Tuesday, May 25, 2010 (beginning at 6 pm) as Items 4-6.

The rezoning requests will include various “infill” and “density” recommendations made by the City Staff **over neighborhood objections** to promote affordable housing in West Austin. These recommendations from City Staff include recommendations concerning the Elm Terrace Property at the Austin State School. In addition, City Staff is recommending that “the zoning of lots currently under dispute be changed to allow for higher density residential” and that the “plan should allow for infill options, giving individual property owners the chance to build higher density on their lots, and thus, create potential for affordability and multi-family zoning. [The plan] should also allow, where appropriate, for more opportunities for higher density single family or multi-family zoning throughout the neighborhood.”

Neighborhood stakeholders are meeting this weekend and Monday to formulate a response to the contested recommendations. A significant concern here is that the planning process failed to include planning for the Brackenridge Tract or Austin State School properties in any meaningful way, even though the likely development at these large tracts in the near future will be the perfect location for achieving infill, density and affordable housing in West Austin.

Our recommendations will be circulated by email and through the WANG website (www.westaustinng.com)

• Search WANG

To search, type and hit enter

• Upcoming Events

« May Jul »

June 2010

M	T	W	T	F	S	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

• Recent Posts

2318 West 8th Street # B-AKA-803 Possum Trot
RDCC Application

Case Number: 2010-055014 PR

Supporting Documentation:

Modifications/Variances granted to nearby properties:



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FOLDER DETAILS

Permit/Case	Reference File Name	Description	Sub Type	Work Type	Project Name	Status	Application Date	Issue Date	Expiration Date
2007-105908 PR	2007-105908 PR	New three story sf res w/ cov'd porches & 2nd story balconies & detached garage w/ finished garage habitable space above the garage. Revised plans to lower exterior roofline of 3rd floor attic along the left elevation in order to comply w/ Subchapter F: 3.3.2.C and lower side gable along right elevation in order to comply with the max allowable building height of 32 ft. Revised 3/3/08 MHH. BOA Variance granted 6/27/08 for building height of 36ft and increase FAR to 46.8% ir 3193.53 SF.	R- 101 Single Family Houses	New	2309 W 9TH ST	Revision Approved	Mar 14, 2007	Mar 4, 2008	Sep 2, 2008

Related Folders: [Yes](#)

FOLDER INFO

Information	Description	Value
Is this over a Landfill ?		No
Smart Housing		No
Is this property in MUD ?		No
Current Zoning for Building		SF-3
Name of Neighborhood Plan		WEST AUSTIN NEIGHBORHOOD GROUP
Subdistrict		NONE
Status		PLANNING UNDERWAY OR BEGIN 2007
Is Historical Review Required?		No
Is this a Legal Lot ?		Yes
Is there a Cut & Fill in excess of 4 ft		No
Parking Spaces Required		2
Number of Bathrooms		4
Size of Water Meter		3/4
Front Set Back		25
Rear Set Back		10
Side Set Back		5
Does property access a paved alley?		No
Does property access a paved street?		Yes
Current Use		vacant lot
Proposed Use		Sf res w/ detached garage
Square Footage of Lot		6632.7
Trees greater than 19'		Yes
New/Addn 1st Flr Area Sq. Ft		1142
New/Addn 2nd Flr Area Sq. Ft		1355.9
New/Addn 3rd Flr Area Sq. Ft		632
New/Addn Basement Sq. Ft		0
New/Addn Attached Garage/Carport Sq. Ft		0
New/Addn Detached Garage/Carport Sq. Ft		0
New/Addn Wood Decks Sq. Ft		0
New/Addn Breezeways Sq. Ft		0
New/Addn Covered Patios Sq. Ft		416.9
New/Addn Covered Porches Sq. Ft		153.9
New/Addn Balconies Sq. Ft		0
New/Addn Swimming Pool(s) Sq. Ft		0
New/Addn Spa Sq. Ft		0
New/Addn Other Bldg/Covered Areas Sq.Ft		0
Total New/Addition Bldg Square Footage		3700.7
Total Building Coverage on lot Sq. Ft.		2652.2
Total Building Coverage Percent, of Lot		39.99
Driveway area on Private Property		650
Sidewalk/Walkways on Private Property		91.8
Uncovered Patios		0
Uncovered Wood Decks		0
AC Pads		27
Concrete Decks		0
Other		54.5
Total Impervious Coverage Square Footage		3475.5
Total Impervious Coverage Percent.of Lot		42.71
Max. Bldg. Cov. Sq. Ft. Allowed		2653.08

Max. Impervious Cover Sq Ft Allowed	2984.71
Building Inspection	Yes
Electric Inspection	Yes
Mechanical Inspection	Yes
Plumbing Inspection	Yes
Energy Inspection	Yes
Driveway Inspection	Yes
Sidewalks Inspection	No
Environmental Inspection	No
Landscaping Inspection	No
Tree Inspection	Yes
Water Tap Inspection	Yes
Sewer Tap Inspection	Yes
On Site Sewage Facility Inspection	No
Fire Inspection	No
Health Inspection	No
Usage Category	101
Hazardous Pipeline Review Required	No
Electric Service Planning Application?	Yes
ESPA Application Number	71-103
ESPA Approval Date	Mar 12, 2007
Site has Water availability?	Yes
Site has Waste Water availability?	Yes
Site has a septic system?	No
Subject to RD&C Requirements	RESIDENTIAL DESIGN STANDARDS
Maximum FAR allowed	2653.08
Existing 1 Fl Area	0
Existing 1 Fl Area-Ceiling Ht over 15'	0
Existing 1 Fl Area-Ceiling Ht 15' or less	0
Existing Total 1 Fl Gross Area	0
Existing 2 Fl Area	0
Existing 2 Fl Area-Ceiling Ht over 15'	0
Existing 2 Fl Area-Ceiling Ht 15' or less	0
Existing Total 2 Fl Gross Area	0
Existing 3rd Fl Area	0
Existing 3 Fl Area-Ceiling Ht over 15'	0
Existing 3 Fl Area-Ceiling Ht 15' or less	0
Existing Total 3rd Fl Gross Area	0
Existing Basement Gross Area	0
Existing Garage attached	0
Existing Garage detached	0
Existing Carport	0
Existing Total Sq Ft	0
New/Addn 1 Fl Area	1142
New/Addn 1 Fl Area-Ceiling Ht over 15'	0
New/Addn 1 Fl Area-Ceiling Ht 15' or less	0
New/Addn Total 1 Fl Gross Area	1142
New/Addn 2 Fl Area	1509.8
New/Addn 2 Fl Area-Ceiling Ht over 15'	0
New/Addn 2 Fl Area-Ceiling Ht 15' or less	0
New/Addn Total 2 Fl Gross Area	1509.8
New/Addn 3 Fl Area	0
New/Addn 3 Fl Area-Ceiling Ht over 15'	0
New/Addn 3 Fl Area-Ceiling Ht 15' or less	0
New/Addn Total 3 Fl Gross Area	0
New/Addition Basement Gross Area	0
New/Addition Garage attached	0
New/Addition Garage detached	.4
New/Addition Carport	0
New/Addition Total Sq Ft	2652.2
Total Number of Driveways	1
Driveway Width 1	12
Total Number of Sidewalks	0
Certificate of Occupancy to be Issued	Yes

PROPERTY DETAILS

Number	Pre	Street	Street Type	Dir	Suite Type	Suite Number	City	State	Zip	Legal Desc
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PEOPLE DETAILS

Desc	Organization Name	Address	City	State	Postal	Phone
Applicant	Dabney Homes	143 SCHOOL HOUSE RD.	Driftwood	TX	78619	(512)426-4400

PROCESSES AND NOTES

Process Description	Status	Schedule Date	Start Date	End Date	Assigned Staff	# of Attempts
Residential Intake	Closed	Mar 14, 2007	Mar 14, 2007	Mar 14, 2007	Tarah Adams	1
Residential Admin	Open				Residential Zoning Reviewers	0
Residential Zoning Review	Approved	Mar 12, 2007	Mar 27, 2007	Apr 25, 2007	Margaret C Howard-Heretakis	4
Residential Revision After Issuance	Approved	Mar 4, 2008	Mar 4, 2008	Mar 4, 2008	Margaret C Howard-Heretakis	2
Residential Revision After Issuance	Open	Mar 4, 2008				0

FOLDER ATTACHMENT

Description	Detail
APPLICATION	View Attachment
EXHIBIT	View Attachment
REVISED PLANS	View Attachment

[Back](#)

[Austin City Connection](#) - The Official Web site of the City of Austin

 For permit questions/issues [Send email](#) or (512) 974-6370

 For technical issues with the website [Send email](#) or (512) 974-4357

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 P.O. Box 1088,
Austin, TX 78767
(512) 974-2000

CITY OF AUSTIN 2.20.08

RESIDENTIAL PERMIT APPLICATION "A"

2008-011437 SBR.

 BP Number 08-011429 RA
 Building Permit No. 2008011436
 Plat No. _____ Date 2.20.08
 Reviewer [Signature]

PRIMARY PROJECT DATA

 Service Address 2315 W. 9th Tax Parcel No. 109502
 Legal Description E 1/2 of 1st 28
 Lot 26-27 Block 4 Subdivision Boulevard Heights plus adj 1/2 vacated alley Section _____ Phase _____
 If in a Planned Unit Development, provide Name and Case No. _____
 (attach final approved copies of subdivision and site plan)

If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.

Description of Work

☐ New Residence
☐ Duplex
☐ Garage ☐ attached ☐ detached
☒ Carport ☐ attached ☒ detached
☐ Pool

☒ Remodel (specify) remove sky lights; replace w/ vaulted ceilings; replace sewer line, change out HVAC, remodel.
☒ Addition (specify) enlarge cov'd porch, add 2nd cov'd patio, 3 bedrooms, 2 baths, cov'd balcony
☒ Other (specify) new detached carport
Zoning (e.g. SF-1, SF-2...) SF-3- Height of Principal building 30.9 ft. # of floors 2 Height of Other structure(s) 10 ft. # of floors 1- Does this site currently have water and wastewater availability? ☒ Yes ☐ No. If no, please contact the Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.- Does this site have a septic system? ☐ Yes ☒ No. If yes, for all sites requiring a septic field you must obtain an approved septic permit prior to a zoning review.Does this site have a Board of Adjustment ruling? ☒ Yes ☒ No If yes, attach the B.O.A. documentationWill this development require a cut and fill in excess of 4 feet? ☐ Yes ☒ NoDoes this site front a paved street? ☒ Yes ☐ No A paved alley? ☐ Yes ☒ NoIs this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? ☒ Yes ☐ No

VALUATIONS FOR REMODELS ONLY

VALUATIONS FOR NEW CONSTRUCTION OR ADDITIONS ONLY

PERMIT FEES

(For office use only)

 Building \$ 25,000.
 Electrical \$ 500.
 Mechanical \$ 6000.
 Plumbing \$ 6000.
 Driveway/
 Sidewalk \$ _____
 TOTAL \$ 37,500.
 (labor and materials)

 Lot Size 8242 sq.ft.
 Job Valuation - Principal Building \$ 200,000.
 (Labor and materials)
 Job Valuation - Other Structure(s) \$ 12,500.
 (Labor and materials)

 TOTAL JOB VALUATION
 (sum of remodels and additions)

 \$ 250,000.
 (Labor and materials)

	NEW/ADDITIONS	REMODELS
Building	\$ <u>105,000</u>	\$ <u>1165</u> = <u>343</u>
Electrical	\$ <u>79</u>	\$ <u>23</u> = <u>102</u>
Mechanical	\$ <u>56</u>	\$ <u>55</u> = <u>111</u>
Plumbing	\$ <u>69</u>	\$ <u>55</u> = <u>224</u>
Driveway		
& Sidewalk		
TOTAL		

OWNER / BUILDER INFORMATION

OWNER	Name <u>Sharon Albrecht</u>	Telephone (h) <u>350-2287</u> (w) _____
BUILDER	Company Name <u>BDH Const. Inc</u>	Telephone _____
	Contact/Applicant's Name <u>Marzia Volpe</u>	Pager _____
DRIVEWAY/ SIDEWALK	Contractor _____	FAX _____
		Telephone _____
CERTIFICATE OF OCCUPANCY	Name _____ Address _____	Telephone _____ City _____ ST _____ ZIP _____

If you would like to be notified when your application is approved, please select the method.

☐ telephone☐ e-mail: _____You may check the status of this application at www.ci.austin.tx.us/development/pierivr.htm



City of Austin

Founded by Congress, Republic of Texas, 1839
Watershed Protection and Development Review Department
P.O. Box 1088, Austin, Texas 78767

February 13, 2008

Jim Bennett
11505 Ridge Drive
Austin, TX 78748

Subject: C15-2008-0026
2315 West 9th Street

Dear: Mr. Bennett

Please be advised that on Monday, February 11, 2008, the Board of Adjustment granted two variances.

A variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 4 feet 4 inches in order to erect a second floor addition to an existing single-family residence in an "SF-3", Family Residence zoning district.

A variance from Section 25-2; Subchapter F; Article 2; Subsection 2.7 in order to not provide a side wall articulation when adding a second floor addition to an existing single-family residence in an "SF-3", Family Residence zoning district. The Land Development Code states that a side wall of a building that is more than 15 feet high and is an average distance of 15 feet or less from an interior lot line may not extend in an unbroken plane for more than 32 feet along a side lot line. To break the plane, a perpendicular wall articulation of not less than four feet, for a distance along the side property line of not less than 10 feet, is required.

If you have any further questions, please contact me at 974-2241.

Sincerely,

Diana Ramirez
Board of Adjustment/Sign Review Board Secretary
City of Austin

PHOTOS

2318 West 8th Street # B-AKA-803 Possum Trot
RDCC Application

Case Number: 2010-055014 PR

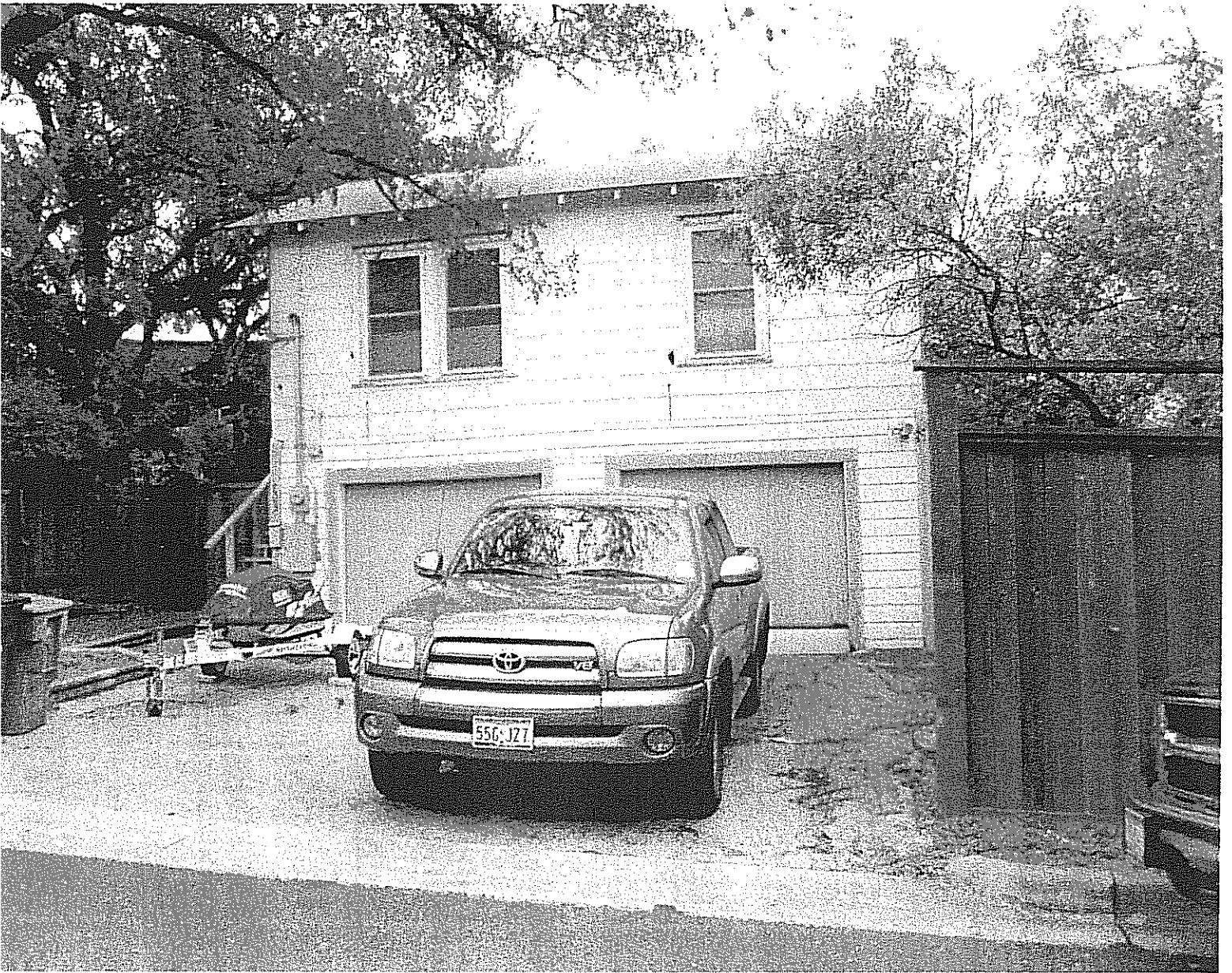
Supporting Documentation:

Photos of Subject Property:

2318 W. 8th St.



803 POSSUM TROT



2318 West 8th Street # B-AKA-803 Possum Trot RDCC Application

Case Number: 2010-055014 PR

Supporting Documentation:

Photos of Surrounding Properties:

Floor-to-Area Ratio Chart of Residences within a 300' radius of 2318 W 8th st.

Address	Area of Lot	Area of House	FAR	Year Built	Year of Latest Modification
2306 W 8th st.	8,016	4,040	0.50	2004	2004
2308 W 8th st.	6,568	1,320	0.20	1931	2005
2310 W 8th St.	6,589	2,880	0.44	2006	2006
2312 W 8th St.	No Tax Plat information available				
2314 W 8th St.	6,626	1,388	0.21	1947	2004
2316 W 8th St.	6,572	1,129	0.17	1936	1936
2318 W 8th St.	6,642	2,907	0.44	1936-1949	2010
2390 W 8th St.	6,232	2,895	0.46	2001	2004
2400 W 8th St.	6,172	3,191	0.52	2001	2001
2402 W 8th St.	6,224	2,606	0.42	2001	2006
2404 W 8th St.	6,253	2,114	0.34	1941	1941
2307 W 8th St.	7,295	3,096	0.42	2007	2007
2309 W 8th St.	6,232	3,137	0.50	2006	2006
2311 W 8th St.	6,241	3,354	0.54	2006	2006
2313 W 8th St.	6,283	1,008	0.16	1953	1953
2315 W 8th St.	6,233	991	0.16	1950	1950
2317 W 8th St.	6,251	960	0.15	1951	1951
2319 W 8th St.	6,225	Empty Lot			
2401 W 8th St.	6,216	1,690	0.27	1949	2009
2403 W 8th St.	6,206	2,826	0.46	2005	2005
2405 W 8th St.	6,203	2,579	0.42	2005	2005
2309 W 9th St.	6,645	3,402	0.51	2007	2007
2311 W 9th St.	6,655	3,045	0.46	1940	1940
2315 W 9th St.	8,193	2,696	0.33	1935	2009
2317 W 9th St. A	4,133	2,043	0.49	2004	2007
2317 W 9th St. B	4,133	2,043	0.49	2004	2004
2319 W 9th St.	6,613	2,696	0.41	2005	2005
2321 W 9th St.	6,613	2,552	0.39	2005	2005
2401 W 9th St.	9,346	1,587	0.17	1960	1960
2403 W 9th St.	9,378	1,587	0.17	1960	1960
2405 W 9th St.	6,178	2,950	0.48	1988	2008
2310 Pruett St.	6,219	2,324	0.37	1952	1952
2312 Pruett St.	6,251	1,332	0.21	1952	1952
2314 Pruett St.	6,189	1,334	0.22	1952	1952
2316 Pruett St.	6,259	1,616	0.26	1949	1949
2318 Pruett St.	6,229	1,218	0.20	1947	1947
2400 Pruett St.	6,205	2,547	0.41	1955	2009

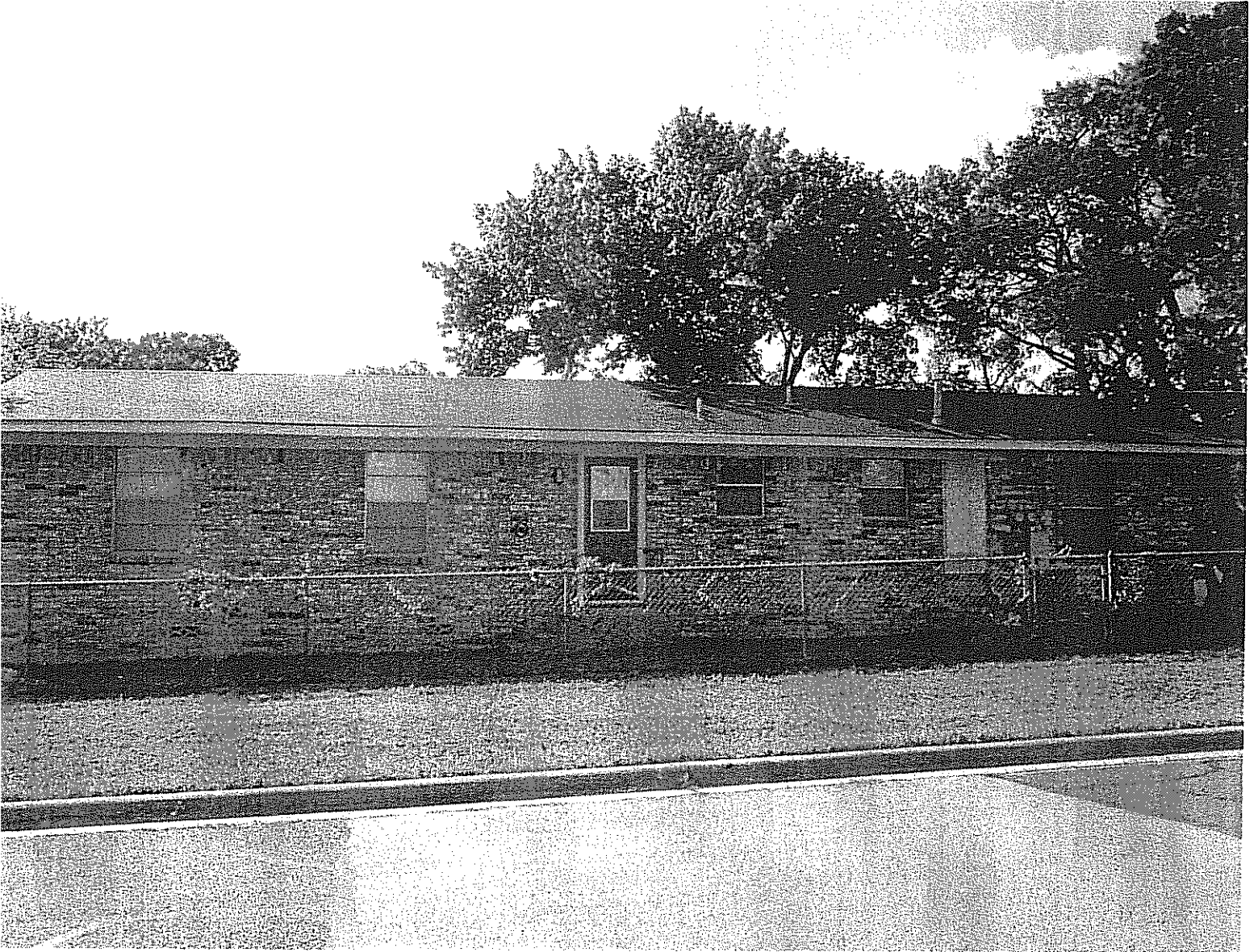
Average 0.35

2318 Includes total area: new construction and exsiting detached legal non complying garage and studio apartment above with pending RDCC Modification

Square footage of Adjacent Residences

Lots over .4 FAR

2401 W. 9th St.



2321 W. 9th St.



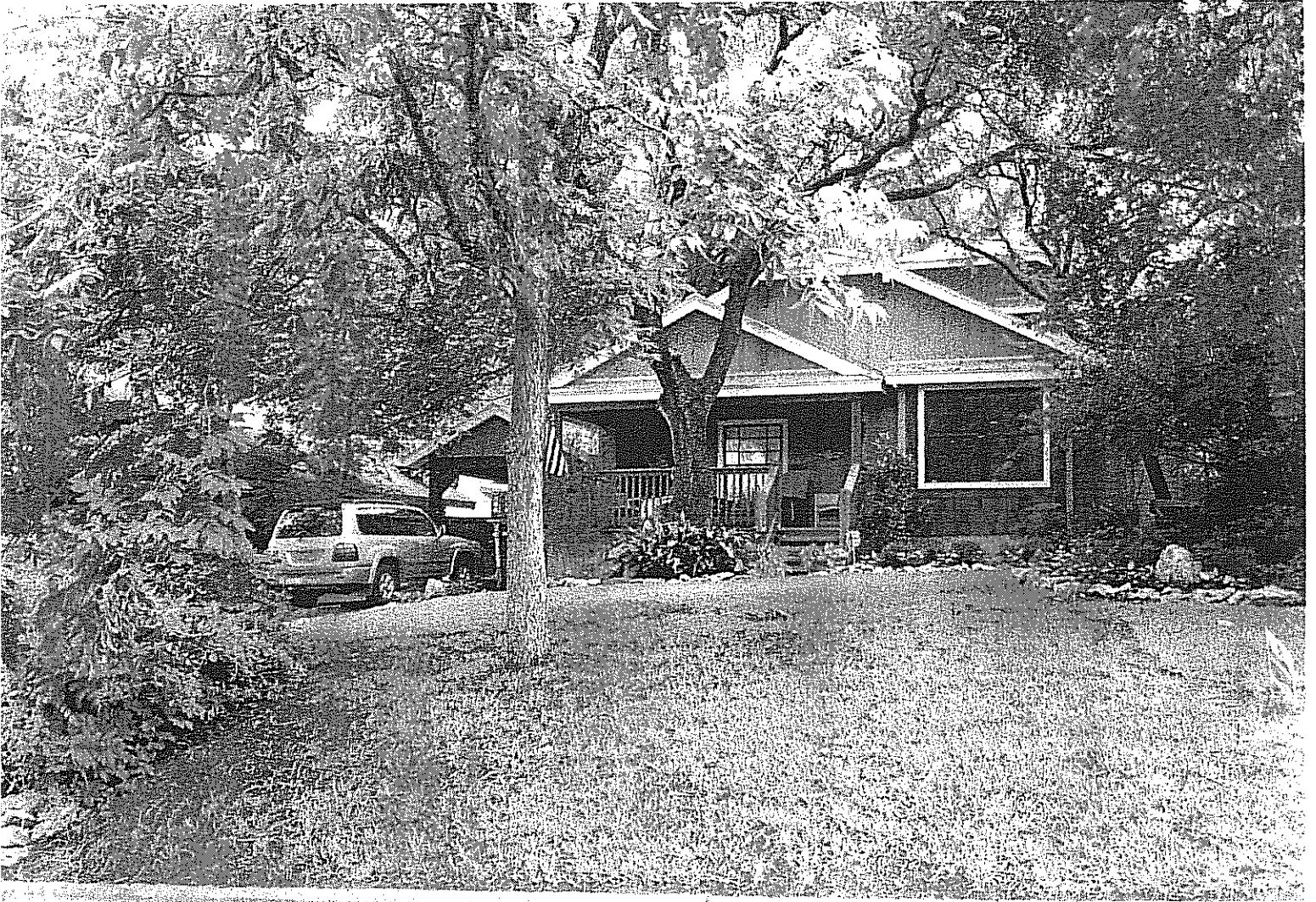
2319 W. 9th St.



2317 W. 9th St.



2315 W. 9th St.



2407. W 8th St.



2405 W. 8th St.

